



Minutes
Clarendon County Council
Regular Council Meeting
Monday, July 11, 2011
Weldon Auditorium, Manning, SC

COUNCIL MEMBERS PRESENT:

1. County Council Chairman, Dwight L. Stewart, Jr.
2. County Councilman Benton Blakely
3. County Councilman A.C. English, Jr.
4. County Councilman Billy Richardson

COUNTY STAFF MEMBERS PRESENT:

- David W. Epperson, County Attorney
- William F. Houser, County Administrator
- Mia R. Jackson, Clerk to Council
- Linda Taylor, Dir. of Human Resources

MEDIA PRESENT:

Jason Leslie, *Manning Times*

Konstantin Vengerowsky, *Clarendon Citizen*

Bobby Baker, *The Item*

- I. Chairman Dwight Stewart called the regular meeting of the Clarendon County Council to order at 6:02 pm on July 13, 2011. Chairman Stewart advised council that Vice-Chairman Frierson was absent from the meeting. He advised that council still had a quorum and the meeting would continue.
- II. Chairman Stewart performed the invocation.
- III. The Pledge of Allegiance was recited in unison.
- IV. Upon motion from Councilman Richardson, seconded by Councilman Blakely, *Council unanimously approved the agenda as presented.*
- V. Upon motion by Councilman English, seconded by Councilman Richardson, Pending noted changes, *Council unanimously approved the Minutes of the June 13, 2011 meeting.*
- VI. Facilities /IT Manager, Thomas L. Harvin and IT Administrator Carlton "Chip" Snow presented before council the updated Clarendon County Website. During the presentation council was able to see the recently added county videos highlighting the county schools, real estate, healthcare, and recreational areas. The presentation also demonstrated the online services available through the Register of Deeds Office and the Assessor's Office.
- VII. **Requests:**
 1. Administrator Houser explained to council that the county is facing permit fees estimated at \$20,000 due to the construction of the new administrative building. He reminded council that the fees are charged by the Planning and Zoning Department which is a county facility. He requested the costs associated with the permit fees for the construction of the new building be waived. *After consideration of the request, a motion to waive all permit fees relating to the new administrative building was made by Councilman Richardson, seconded by Councilman English. Motion unanimously passed.*
 2. Administrator Houser presented before council a letter written by Dr. Connie Dennis, Superintendent, Clarendon County School District No. Three. Mr. Houser stated that the letter requests authorization for the school district to use the excess funds from the one-cent sales tax for needed renovations throughout the district. Mr. Houser affirmed that the purpose of the one cent sales tax is to pay bond indebtedness; however, any excess can be

expended on capital improvements of the schools. Mr. Houser advised council that he spoke with the Treasurer, Matt Evans, and he estimated the excess funds available to be around \$125,000. Mr. Houser asked council to approve School District Three's request to utilize the available funds for renovations in existing school buildings. *After consideration of the request, a motion to authorize CSD#3 to expend the excess funds from the one-cent sales tax on renovations on existing school buildings was made by Councilman Blakely, seconded by Councilman English. Motion unanimously passed.*

- VIII.** Administrator Houser requested that Grants Administrator, Vicki Williams be authorized to travel out of state to Jersey City, New Jersey to attend an annual Department of Justice training conference. *With no further discussion, a motion made by Councilman English, seconded by Councilman Richardson. Motion unanimously passed.*

IX. At 6:32pm Clarendon County Council convened the Clarendon County Transportation Committee and presented the following items for consideration:

- i. Administrator Houser reviewed a letter sent from the Manning City Administrator, Patrick Goodwin. He explained that the City of Manning has partnered with the Jr. Chamber of Commerce on a project to renovate the Gibbons Street Park. A phase of remodeling the park is paving the parking lot. Administrator Goodwin requested that the Transportation Committee consider using some of the county's portion of the C-Funds to pave the parking lot. Mr. Houser advised that the preliminary cost estimate is \$35,000. The cost includes grading, adding crush and run and 1½" pavement to the parking lot. He reminded council that the 2011 road paving list has been established and paving is underway. Administrator Houser requested that the committee authorize him to utilize up to \$35,000 in C-Funds to pave the Gibbons Street Park parking lot. *A motion was made by Councilman English, seconded by Councilman Richardson to authorize the use of C-Funds for the Gibbons Street paving project. Motion unanimously passed.* **Councilman Blakely** asked whether this project was for the recreation department. **Administrator Houser** responded, "No, it has nothing to do with the County's recreation department."

Chairman Stewart closed the committee meeting and reconvened the regular council meeting.

X. Ordinance(s):

- i. Chairman Stewart turned the floor over to Maria Rose, Director of the Planning and Zoning Department for Clarendon County. Ms. Rose thanked Chairman Stewart and began by stating that the ordinance before them is a revision and update from the 2001 Unified Development Code (UDC) and the 1999 Zoning Classification Map. Ms. Rose stated that she and her staff have been working with Garry Smith of Burkhold-Smith Planning and Management to update the UDC and Zoning maps. Ms. Rose introduced Mr. Smith and stated that he will be highlighting the changes to the UDC. Mr. Smith began by thanking council and telling council how he enjoyed working with the planning commission on this project. He continued by giving a brief overview of the suggested revisions to the UDC. The updates were as follows: the Performance Zones for Planned Development, the definitions and the meanings of certain words, i.e. Animal. Other updates included changes to the two (2) agricultural zones: 1) Traditional zoning; and 2) zoning to allow large animal facilities as well as statute changes. The statute changes included 1) restrictive covenants, 2) Right to farm allowing zoning to make a distinction in land usage. After Mr. Smith completed his presentation, Ms. Rose commented on another change regarding Mobile Homes. She advised council that currently there is no restriction on mobile homes coming

into the county except for the HUD restrictions. A change in the ordinance would prohibit mobile homes more than 20 years old from coming into the county. She stated that the mobile homes currently in the county would not be affected, but mobile homes (more than 20 years old) coming into the county requesting a mobile home permit would be denied a permit. **Councilman Richardson** suggested that council review the policy change to a 20-year limit on mobile homes. He reminded council that some citizens have mortgages on their homes for 25 to 30 years and the change would prevent them from moving into the county. He continued to point out that some mobile homes are in good condition that are far older than 20 years old and some that are less than 20 years old are in poor condition. Councilman Richardson asked whether the HUD Codes for the mobile homes changed since 1976. Ms. Rose responded that to her knowledge, codes have not changed. The last HUD code she is aware of is the 1976 statute. After further discussion on the matter, **Chairman Stewart** asked council if they would like the 20-year clause removed. **Councilman Blakely** asked Ms. Rose whether her office inspects the mobile homes when they come into the county. She replied, "No, we only inspect the tie down of the mobile home." **Councilman English** suggested that the 20 year limit be extended to 30 years so that there are no homes entering the county that are not in compliance with the HUD regulations. With no further discussion, Chairman Stewart entertained a motion on the consideration of first reading of Ordinance 2011-05 the Unified Development Code. *A motion made by Councilman Richardson, seconded by Councilman English to accept first reading of the Unified Development Code and Zoning Maps-pending the change from 20 years to 30-year age limit on mobile homes entering the county. Motion unanimously passed.*

Ms. Rose reminded council and the public that during the next council meeting (August 8), council would hold the public hearing and receive public comments on this matter.

- ii. Administrator Houser began by reminding council that on June 13, 2011, council voted on the FY2012 budget. He continued to state that within the balanced budget were the sale of (9) nine parcels of county owned real property. Mr. Houser stated that some parcels of land were out for bid once before; however, the offers that came back did not meet the appraised market values. The ordinance presented before council authorizes them to accept a price council feels reasonable for the sale. **Council Richardson** asked whether the Development Board building and parcels were included in the sale. Mr. Houser replied by reviewing the location of all nine parcels: (1) Lot across from John Deer Co. (contains 3 parcels), (2) Planning Commission Office and adjacent lot, (3) Assessor's Office (noted that the First Baptist Church of Manning has right of first refusal and purchase), (4) Development Board building (3 parcels included). Mr. Houser concluded by stating that the sooner council authorizes the sale of the parcels, we will have the funds within the budget for the Administrative Building as projected. Chairman Stewart entertained a motion to accept the first reading (Title Only) of Ordinance 2011-06 - authorizing the sale of nine (9) parcels of county owned real property located within Clarendon County. *A motion made by Councilman Richardson, seconded by Councilman English to accept first reading of Ordinance 2011-06 in title only. Motion passed unanimously.*

- XI.** Administrator Houser reviewed his monthly report. He began by reviewing the county financials.

May 2011 General Fund

May 2011-Revenue- \$699,613

May 2011-Expenditures- \$1,265,737

May 31, 2011 C-Fund

Cash Balance- \$1,137,555

Local Projects- \$599, 766

State Projects- \$486, 338

Uncommitted- \$51,451

May 2011 Water & Sewer

No Water & Sewer Report

Mr. Houser advised that the 2011 road paving projects are currently underway and on schedule. He stated that construction began on DeBerry Drive and soon the attorney will begin working on the easements for Goodwill Church Road. He commented on Parker Road by saying that the residents are not responding to the easement request and some have even refused to sign. He concluded his report by asking Councilman Blakely for assistance in speaking with the residents on Parker Road in hopes of getting the residents on board with the paving project.

- XII.** Chairman Stewart stated that the council members received his report in their council packets. He highlighted the retirement ceremony given for Marilyn Tsirigotis that was held on June 26 and the presentation of a check by Ford Motor Company to the Clarendon County Economic Development Board on July 7 for \$6,000.

****Chairman Stewart recognized the residents of Goat Island that were present at the council meeting. He advised them that council did not have a public hearing scheduled for the meeting; however, council is aware of their concerns and referred to Attorney Epperson to elaborate on the matter. Attorney Epperson stated that currently there is litigation open on the Clarendon County Noise Ordinance. He continued by stating that Judge James placed an injunction on the ordinance but has ruled it enforceable throughout the rest of the county. He stated that he hopes to have a hearing before Labor Day.**

- XIII.** By unanimous vote, council entered into Executive Session at 7:17pm. At 7:55pm upon motion by Councilman English, seconded by Councilman Richardson, council concluded Executive Session and reconvened to the open session. Chairman Stewart stated that during executive session council received an update on a legal matter and no action would be taken at this time.

- XIV.** There being no further business to discuss upon motion by Councilman Richardson, seconded by Councilman Blakely, council adjourned the meeting of July 11, 2011, at 8:00 pm.

CERTIFICATION OF PUBLIC AND MEDIA NOTIFICATION

I, Mia R. Jackson, Clerk to Council, Clarendon County Council, Manning, South Carolina, do hereby certify that public and media notification of the County Council Meeting of July 11, 2011 was given prior thereto by the following means:

PUBLIC NOTIFIED: Yes

MANNER NOTIFIED: Agenda placed on the Clarendon County Website, Clarendon County Courthouse and at Weldon Auditorium

DATE POSTED: July 8, 2011

MEDIA NOTIFIED: Yes

MANNER NOTIFIED: Agenda emailed to THE MANNING TIMES, THE ITEM, THE CLARENDON CITIZEN and THE FLORENCE MORNING NEWS

DATE NOTIFIED: July 8, 2011

**PUBLIC HEARING:
ADVERTISED** N/A

MANNER NOTIFIED: N/A

Respectfully submitted,

Mia R. Jackson

Mia R. Jackson, Clerk to Council